

# WASHINGTON SCHOOL For The DEAF

## Master Plan and Predesign Study

### EXECUTIVE SUMMARY

#### Project Description:

This Predesign Study for Washington School for the Deaf in Vancouver, Washington proposes to construct 98,000sf, and to renovate 64,000sf in the first three phases of funding requests in order to create a modern Birth-to-12th grade facility for deaf education, for 200 students. Additional phases of 40,000sf are planned for a population of 300 students sometime after the '07-'09 Biennium. The average age of the 11 Buildings is 45-50 years, and most cannot be economically renovated to create the desired adjacencies, flexible teaching space, and current technologies for deaf education. Those substandard buildings will be demolished, and the new campus will have about 60,000 fewer square feet than now exists.

Construction includes: new classrooms for Birth-to-12th grade, Library, Gymnasium, Multi-Purpose, Cafeteria, Central Utility Plant, Warehouse, Administration, new parking and play fields.

Renovated buildings and space include the: Auditorium, Dormitory, Outreach Offices, Birth-to-5 years classrooms, Residential and Business Offices.

The estimated cost for the work identified in the Predesign Study is \$34,600,000, and is accomplished from the '01-'03 through the '07-'09 Biennia.

#### Project Summary:

The goals for the new construction focus on creating activity and learning spaces that accommodate the unique requirements of the deaf: non-glare natural and artificial light; quiet colors and textures; flexible technology systems and teaching space; and a secure, safe environment. The Predesign Study includes an assessment of the existing buildings and site systems, followed by a master plan phase that identifies the future use of existing buildings, the need for new buildings, and the ultimate campus configuration.

The Master Plan creates an Academic and Entry Quad that are organized on the axis of the existing Auditorium, and creates a parking/recreation zone that buffers the campus from the public street to the north. The residential zone, to the south of the new building complex is secure from public access, where more than half of residential students are in three dorms that were completed in 1999. The renovated dorm contains the campus to the west, and public residential is on the east. The south edge is a steep, wooded slope that is part of the WSD campus.

The budget estimate by phase is:

<del>Phase</del>	<b>MCC</b>
I <b>b</b>	\$17,000,000
II <b>a</b>	9,200,000
III <b>b</b>	8,400,000
<b>Total Project Cost</b>	<b>\$34,600,000</b>

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#### Key Words:

K-12, deaf education, campus master plan, building assessment